

Town of Horicon Planning Board

Minutes of April 25, 2012

Members Present: Doug Paton, Harry Balz, Bill McGhie, Jim Remington, Paul Holmes

Members Absent: Mike Raymond, Georgia McMeekin

Others Present: Mike Hill, Town Attorney, ZBA Chair Gary Frenz

Guests Present: Tom Johansen, Tim Beadnell, James Hughes, Harvey Leidy, Peter Gaddy

Pledge

The regular meeting of the Planning Board was called to order by Chair, Doug Paton at 7:00 PM. Harry Balz made a motion to approve the February minutes , 2nd by Bill McGhie All Ayes except Jim Remington as he was not present for the February meeting. Harry Balz made a motion to approve the March minutes, 2nd by Bill McGhie. Harry Balz, Bill McGhie and Jim Remington voted as they were the members present for the March meeting. All Ayes.

NEW BUSINESS:

File #	2012-11 CU
Tax Map#	88.17-2-5
Property Location:	142 Delaney Drive
Property Owner:	Hughes, Bonnie, Jim, Alan and Carol
Project:	Conditional Use for a Home Occupation (Surveyor's office)

Jim Hughes stated that he and his wife sold their home in Chestertown and needed to move quickly and get his surveying office established, and would utilize the garage on this property as an office, stating that no major interior or exterior renovations are necessary at this time, there will be no outside employees, there are enough parking spaces for four vehicles along with a lower driveway that would hold two cars, noise or dust will not be created, UPS or Fed-Ex would drop off items approximately once a month, a sign is not required but will take that issue up with the Zoning Administrator at a later time. Harry Balz stated that the applicant answered his questions regarding parking. Paul Holmes asked if bathroom facilities would be necessary in the garage. Jim Hughes stated that the home is not far from the garage and a bathroom facility in the garage is not needed at this time. Being no further discussion Harry Balz made a motion to deem the application complete and schedule a public hearing, 2nd by Jim Remington. All Ayes

NEW BUSINESS:

File # 2012-09 BL
Tax Map # 38.15-1-32 and 38.-1-12
Property Location: Clearwater Lake Road and Palisades Road
Property Owner: San Antonio-Gaddy and DeGregorio
Project: Boundary Line Adjustment

Peter Gaddy stated that this is a lot line adjustment between neighbors and letters have been submitted, variances are being sought for road frontage and road setback and requested the board waive the public hearing on the condition that the variances are approved at the ZBA. Doug Paton asked if anyone had any comments or questions. Harry Balz stated that the letters from the adjoining neighbors are happy with the proposal and made a motion to deem the application complete, waive the public hearing. Mike Hill stated that the board can make a decision tonight. Peter Gaddy stated that a deed/contract to purchase is being worked on. Paul Holmes asked what happens if we approve this and the contract does not go through. Mike Hill stated that the approval can be subject to the deed transfer with a map. Harry amended his motion to deem the application complete, waive the public hearing and approve the boundary line adjustment on the condition that the variance is approved and the deed/contract to purchase is executed along with a map to be submitted to the Planning Board Chair to sign, 2nd by Bill McGhie. All Ayes.

PUBLIC HEARING:

File # 2012-05 CU
Tax Map# 122.-3-3
Property Location: Ridin-Hy Ranch Road
Property Owner: Tim Beadnell (Ridin-Hy Ranch)
Project: Conditional Use to build a multi-use indoor structure.

Tim Beadnell stated that this facility would be 60' x 100' approximately 7000 square feet in size, and would be used to add indoor activities for kids and adults such as rock climbing, bouncy houses, when the weather is bad. Tim Beadnell continued to state that he is working with an Engineer for the septic system that will be ADA compliant. Harry Balz asked about the well. Tim Beadnell stated there are two wells on the property. Doug Paton asked if anyone had any comments or questions. Being no further comments or questions, Harry Balz made a motion to close the public hearing, 2nd by Bill McGhie. All Ayes.

UNFINISHED BUSINESS:

File # 2012-05 CU
Tax Map# 122.-3-3
Property Location: Ridin-Hy Ranch Road
Property Owner: Tim Beadnell (Ridin-Hy Ranch)
Project: Conditional Use to build a multi-use indoor structure.

The board reviewed the SEQRA form. Harry Balz made a motion to declare a negative declaration, 2nd by Bill McGhie. All Ayes. Mike Hill read Section 9.61 Requirements for Conditional Use approval to the board 1) the use complies with all other requirements of the

ordinance 2) the use would be in harmony with the general purpose and intent of the ordinance taking into account location, character and size of the proposed use and 3) The establishment, maintenance or operation of the proposed use would not create public hazards, traffic congestion, or parking or automobiles or be detrimental to the health, safety or welfare of the neighborhood or town. Brief discussion ensued regarding the criteria. Being no further discussion, Harry Balz made a motion to approve the Conditional Use as the proposal is in compliance with all of the requirements stated. 2nd by Bill McGhie. All Ayes.

PUBLIC HEARING:

File # 2012-04SD
Tax Map# 88.10-1-8
Property Location: 6537 State Route 8
Property Owner: Scott Hayes
Project: 2-lot subdivision (Minor Subdivision)

Scott Hayes submitted a DOT highway permit to the board. Harry Balz asked about the new driveway placement. Scott Hayes stated that he would like to keep lot #1 and sell lot #2 that currently has a home on it. Paul Holmes stated that he is concerned with the degree of the slope to the driveway and someone sliding out onto State Route 8. Harry Balz stated that the State can not deal with slopes on private driveways. Lengthy discussion ensued regarding steep driveways and the town's regulations regarding private driveways. Paul Holmes stated that he can not support this application without additional information. Doug Paton stated that the board deemed the application complete and scheduled the public hearing at last month's meeting which suggests that the board does not require the applicant submit any additional information for a decision to be made. Harry Balz made a motion to close the public hearing, 2nd by Jim Remington. All Ayes.

UNFINISHED BUSINESS:

File # 2012-04SD
Tax Map# 88.10-1-8
Property Location: 6537 State Route 8
Property Owner: Scott Hayes
Project: 2-lot subdivision (Minor Subdivision)

The board reviewed the SEQRA form. Harry Balz made a motion to declare a negative declaration, 2nd by Bill McGhie. All Ayes. Harry Balz made a motion to approve the 2-lot subdivision, 2nd by Jim Remington. Lengthy discussion ensued regarding slope of the driveway. Doug Paton stated that the town does not have a law to implement a driveway slope requirement and takes Paul Holmes concerns into consideration. Doug Paton asked for a roll call vote. Harry Balz Aye, Jim Remington Aye, Bill McGhie Ayes, Doug Paton Aye, Paul Holmes No. The motion passed by majority vote. Scott Hayes stated that the driveway will be done in a safe, common sense manner.

BOARD PRIVILEGE:

Town Board will be holding a public hearing on the new Zoning Ordinance and Subdivision regulations on May 17th.

Doug Paton stated that he would also like to implement a time limit on meetings to not exceed 10PM just as the ZBA has indicated.

Being no further business before the board, the Meeting was adjourned at 8:20PM

Respectfully submitted
Christine Hayes